

Attorney or Party Name, Address, Telephone and Fax Number, and CA State Erin P. Moriarty (SBN 146751) LAW OFFICES OF WENETA M.A. KOSMALA P.O. Box 16279 Telephone: (714) 540-3600 Irvine, CA 92632 Facsimile: (714) 708-0666 Attorney for Weneta M.A. Kosmala, Chapter 7 Trustee	FOR COURT USE ONLY <div style="border: 2px solid black; padding: 10px; text-align: center;"> FILED FEB 26 2003 <small>CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</small> </div>
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA, SANTA ANA DIVISION	CASE NO. SA 02-16244 JB
In re: JOAN CONNELL, <div style="text-align: right;">Debtor(s).</div>	

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: March 25, 2003	Time: 10:30 a.m.
Location: Ctrm 6D, 411 W. Fourth Street, Santa Ana, CA (Ronald Reagan Federal Building)	

Type of Sale: ☒ Public ☐ Private Last date to file objections: March 11, 2003

Description of Property to be Sold: Condominium unit located at 6401-53 Nohl Ranch Road, Anaheim Hills, CA

Terms and conditions of Sale: Subject to overbid. Earnest money deposit required of 10% of bid. Sale is "as is, where is", with no warranties or guaranties of any kind. Offer is non-contingent, and "all cash" to the estate (i.e. buyer has immediately available third-party funding). Sale is subject to Bankruptcy Court approval. Other terms and conditions apply; see motion on file with the Clerk of Court.

Proposed Sale Price: \$360,000.

Overbid Procedure (If Any): Minimum initial overbid increment: \$5,000. Subsequent increments: \$1,000. Pre-qualified bidders only. Overbids must be on same terms and conditions (except buyer and price) as initial bidder. Time limits on bid and earnest money deposit (see motion).

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: See above.

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Clarence Yoshikane (estate's realtor)
Prudential California Realty
2405 McCabe Way
Irvine, CA 92614
(949) 794-5724 / (949) 553-9799 fax

Date: February 21, 2003

ORIGINAL